



TOWN PROPERTY



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Freehold



1 Bedroom



2 Reception



2 Bathroom

£209,950



## 44 Marina Walk, Pevensey Bay Road, Eastbourne, BN23 6HX

Located just yards from the Crumbles shopping complex and exciting marina development, this 'Back to back' style house has a double bedroom, sitting/dining room and a spacious double glazed conservatory. In addition, there is a kitchen, ground floor shower room/wc and a further first floor bathroom/wc. The property is notable for its sizeable patio garden which has gated access and surrounding fencing with allocated parking located close by. Eastbourne town centre is approximately two and half miles distant.

44 Marina Walk, Pevensey  
Bay Road, Eastbourne, BN23  
6HX

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## Main Features

- End Terraced House
- Double Bedroom
- Double Glazed Conservatory
- Sitting/Dining Room
- Kitchen
- Ground Floor Shower Room/WC
- Bathroom/WC
- Sizeable Patio Garden
- 2 Allocated Parking Spaces

### Entrance

Frosted double glazed door to-

### Double Glazed Conservatory

13'0 x 8'3 (3.96m x 2.51m)

Radiator. Wood laminate flooring. Double glazed windows to rear and side aspects. Door to-

### Ground Floor Shower Room/WC

Fully tiled shower cubicle with wall mounted shower. Low level WC. Wall mounted wash hand basin. Radiator. Frosted double glazed window.

### Sitting/Dining Room

15'8 x 8'4 (4.78m x 2.54m)

Radiator. Wood laminate flooring. Sliding double glazed patio doors to conservatory.

### Kitchen

8'10 x 6'4 (2.69m x 1.93m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for gas cooker. Integrated fridge freezer and washing machine. Range of wall mounted units. Wall mounted gas boiler. Radiator. Double glazed window to front aspect.

### Stairs from Ground to First Floor Landing:

Double glazed window to side aspect.

### Double Bedroom

12'6 x 8'6 (3.81m x 2.59m)

Radiator. Built in wardrobe. Wood laminate flooring.

### Bathroom/WC

Panelled bath with mixer tap and wall mounted shower (shower not working). Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Airing cupboard. Wood laminate flooring. Frosted double glazed window.

### Outside

There is sizeable patio garden with surrounding fencing and gated access.

### Parking

There are two allocated parking spaces nearby.

EPC = C

Council Tax Band = B